

TRC Meeting Minutes

May 21, 2009

City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Dan Mikkelson, Patrick Ritchie, David Phillips, Joe Morris, Preston Mitchell, Craig Powers, Jeff Jones, Chris Tester, Jackie Grunden, Lynn Hillard, and Planning Board Representative – Craig Neuheardt

Guests Present: Corey Baker (Kimberly Horn & Associates) – Representative for Taco Bell
Nathan Coyle (Ramsay, Burgin, Smith Architects) – Representative for Westridge Place
Matt Raab – Representative for Westridge Place
Lee Wallace – Representative for Country Club Hills Section 8

I. Meeting called to order by TRC Chair Dan Mikkelson at 9:02 a.m.

II. Welcome Guests and Visitors

III. Approval of Minutes

- Joe Morris made the motion to approve the March 19, 2009 TRC Minutes. Craig Powers seconded the motion. All were in favor.

IV. Adoption of the Agenda

- Joe Morris made the motion to adopt the agenda as submitted. Craig Powers seconded the motion. All were in favor.

V. Land Development Ordinance Review

- **CD-6-04-2009 Westridge Place Apartments II**
2100 Block Statesville Blvd.
Tax Map 331, Parcel 023-A
Zoning HB

Preston Mitchell introduced the submittal as development proposed to the North of Phase I of Westridge Place Apartments. The developer is proposing connection to Phase I and also to the Salisbury Mall. Design shall be architecturally similar to Phase I, will include 48 units, and does include a community center. Property is landlocked and will require approvals from the adjacent property owners for the ingress/egress access. Developer will be required to provide letters of approval agreeing to the access. Need to clarify ownership of the property. An updated petition from Wallace Properties (current owner) giving approval to move forward with this approval process will be needed.

Staff continued their review and discussion and will be providing all of their comments to the applicant.

Action Taken: Preston Mitchell made the motion to recommend approval subject to the staff comments being complied with. Craig Powers seconded the motion. All were in favor.

- **CD-8-05-2009 Taco Bell**
510 Jake Alexander Blvd. West
Tax Map 061, Parcel 210
Zoning HB

Preston Mitchell introduced the submittal for the proposed construction of a 2,755 square foot restaurant. Staff noted that this proposal will require an amendment to the existing CD Overlay and asking to remove a specific prohibition of drive-thru restaurants. Corey Baker with Kimberly-Horn stated he understood the prohibition to be “drive-in restaurants”. David Phillips will clarify the meaning of the specific prohibition. (Clarification received from David Phillips 6-2-09 the definition was for the prohibition of “drive-in restaurants”)

Staff noted concern that the building layout was not consistent with previous meetings and discussions with the developer. During the pre-application meeting, the building was shown to front Jake Alexander Blvd. Corey Baker stated the constraints of the Duke Power right-of-way and the amount of parking that Taco Bell needs was the reason for the shown alignment of the building. Staff again asked the architect to propose to show the building to front Jake Alexander Blvd. Although the code doesn’t specifically require this, it would be more consistent with the layout of the area. City Council could opt to require the building to front Jake.

Staff recommended the developer check with Duke Power regarding a list of approved plantings to be allowed within their easement. The proposal is requesting payment in lieu of installing sidewalks. Staff recommended the developer incorporate installing the sidewalks as part of the design. The area scores high on the sidewalk priority index. The sidewalk would have to extend the whole length of Jake Alexander along both parcels; but would not be required to turn the corner fronting Pizza Hut. Staff continued discussions. All comments will be forwarded to the applicant.

Action Taken: Preston Mitchell made the motion to recommend approval subject to the following two part recommendation being met: 1. Staff recommends the sidewalk be installed from the egress/ingress from Jake Alexander Blvd. to Hwy 150, 2. Recommend installation of the sidewalk instead of payment in lieu of. Lynn Hillard seconded the motion. All were in favor.

- **S-02-07 Preliminary Subdivision Plat**
Country Club Hills Section 8

Patrick Ritchie introduced the submittal as a request for an extension due to the previous approval expiring. Previous approval granted a relief from standards to allow 3 entrances from Old Mocksville Road to exceed the maximum 800 ft from the intersection. The previous approval also stated the owner would voluntarily annex the property. Mr. Lee Wallace stated the request for an extension of the previous approval was due to economic reasons. Dan Mikkelson noted that during the time this site plan originally came through the approval process, the LDO was being drafted. This site seems to compare well with the now adopted LDO.

Action Taken: Patrick Ritchie made a motion to recommend approval as submitted. Preston Mitchell seconded the motion. All were in favor.

VI. Other Board Business

Dan Mikkelson stated that Council had approved the Uniform Construction Standards update presented at the last meeting. Jackie Grunden and Patrick Ritchie will be working with Maurice to get the updates implemented on the city website.

VII. Adjourn

Patrick Ritchie made the motion for the meeting to be adjourned at 10:41 a.m. Jackie Grunden seconded the motion. All were in favor.